

VILLAGE OF ELLICOTTVILLE
PLANNING BOARD WORK SESSION MINUTES
JULY 5, 2023

PRESENT: Nancy Rogan, Chairperson
Sheila Burrell, Member
Chad Neal, Member
Greg Cappelli, Alternative Member

ALSO PRESENT: Gregory Keyser-Village Planner, Kelly Fredrickso-CEO,
Aaron Tiller-Architect, Janel Armstrong-Applicant,
Caleb Henning-MDA Consulting Engineers, Jake Flitton-Haven
Architecture, John Gaughan-Applicant, Phillip Tripi-Tripi's
Landscaping, Richard Juda- Attorney

DISCUSSION: Nancy Rogan, Chairperson opened the meeting at 4:30 p.m. and presented the agenda for the July 11, 2023 meeting.

Mrs. Rogan presented VZP-2023-118, 39 Martha Street, Daniel Rifkin, application for Site Plan and Architectural Design review of renovations and additions to an existing two-story single-family residence. The project involves the construction of a new two-story rear addition, enlarging the second story and replacing existing porches with a new 8-foot wrap around porch.

Caleb Henning, representing the applicant presented photographs and a map of larger houses in the Village many which are over 5,000 square feet. This is in support of our request to increase the size of the house at 39 Martha Street.

Nancy Rogan stated that we are not talking about all the houses in the Village Residential District, but the ones in the neighborhood of 39 Martha Street.

Mr. Henning presented the elevation drawings noting that 15 houses in the Village have wrap-around porches. The existing house is 3,725 square feet. The proposed additions are 4,665 square feet for a total of 8,390 square feet. Deducting the basement, the above grade structure is 5,115 square feet. What contributes to mass above ground?

Sheila Burrell asked, is the basement habitable?

Nancy Rogan advised that the assessor does not count basements as taxable space. We are dealing with the character of the neighborhood.

Greg Cappelli asked what is the square footage of the barn?
Caleb Henning said 1,800 square feet, 900 on each floor.

Nancy Rogan asked to look at the roof line.

Greg Cappelli asked what is the pitch?

Jake Flitton, of Haven Architecture said the roof is 6/12 pitch. We are extending the existing roof line over the side and rear additions.

Nancy Rogan asked if there will be demolition of the existing foundation?

Caleb Henning said they are not removing anything that is usable.

Greg Cappelli asked can you add a second story on the existing one story using the existing foundation?

Jake Flitton said there is only a crawl space under the existing one story and rear portion of the house. We do not know the condition of the foundation. There is a full basement under the existing house which is 7' 4" in height.

Mr. Cappelli said I am guessing the foundation will not be usable.

Nancy Rogan referred to the dormer windows in the front and asked can you put them in the back instead?

Mr. Flitton said the dormers are for light and breaking up the roof line.

Mrs. Rogan said the proposed square footage is too big for the neighborhood. How do we tone it down in size and visual impact?

Jake Flitton asked do you want it reduced in mass or square footage?

Greg Cappelli said both.

Caleb Henning noted that this is a large lot and the footprint will be under the allowed coverage requirement.

Greg Keyser said the problem is the outside result. You can do the inside renovations.

Mr. Flitton said there is not a lot I can do to make it less massive. The rear addition is 13 feet by 45 feet.

Nancy Rogan said the wrap around porch is not an issue.

Board members concurred that the project would not be approved as submitted. The overall size is massive and not similar to other houses in the neighborhood.

Greg Keyser stated if the applicant presses the issue the Board could move forward and set a public hearing.

Caleb Henning said there is not enough time to present a new plan on July 11, 2023. He will take the information back to the client.

DISCUSSION: Nancy Rogan presented VZP-2023-132, 11 Greer Hill, John Gaughan, Special Use Permit and Landscape Design Review to allow a vacant lot to be used for an expanded driveway and accessory patio.

Greg Keyser advised that the applicant owns two lots side by side (11 & 13 Greer Hill) and wants to expand his driveway and have a patio area on lot 11. The driveway is not subject to any setback requirements and the patio meets the setbacks. The project meets the subdivision regulations.

John Gaughan presented the site plan for the proposed driveway and patio area on the lot including proposed landscaping. The patio area will be a paving material.

Mr. Keyser advised if the Planning Board feels the application is complete it can set a public hearing for the August meeting during the July 11 meeting.

DISCUSSION: Greg Keyser presented VZP-2023-192, 193, 10/12 McKinley Drive, John Read, Site Plan and Architectural Design Review of proposed new two unit townhouse in the Village Gate Subdivision. The Planning Board reviewed the application on June 13, 2023 and set a public hearing for July 11, 2023.

DISCUSSION: Nancy Rogan presented VZP-2023-245, 8 Hilihilton Road, Janel Armstrong, architectural design review of a residential addition.

Aaron Tiller, representing the applicant, presented the Site Plan for a new addition to the existing townhouse. The attached shed and elevated deck will be removed and a 580 square foot addition will be built. The 2 story addition will include a deck. The siding and roof will match the existing building. There are no changes to the parking, driveway or landscaping. The Homeowners Association approves of the project.

DISCUSSION: Nancy Rogan presented VZP-2023-249, 41 Washington Street, Scott Croce, pre-application conference for a multi-use building.

Aaron Tiller, representing the applicant, advised that the existing house will be demolished. He presented the elevation drawings for the proposed 32' 7" high 2.5 story building. There will be an apartment and commercial space on the first floor and 4 apartments on the second floor with a loft area. The total square footage is 8,765. He is proposing a second floor balcony that extends over the sidewalk like the Gin Mill and Madigans.

Nancy Rogan advised that doing so is not recommended as there are no other buildings on this side of the street with over the sidewalk balconies. The Board would prefer you stay off the sidewalk.

Mr. Tiller said I would like a porch. I could pull it back off the sidewalk. Can I go into the right-of-way?

Nancy Rogan said she would have to check the zoning. Can you put the porch off the sidewalk with no overhang?

Aaron Tiller said yes, there is a zero lot line.

Mrs. Rogan suggested a deck on the rear facade of the building also.

Mrs. Rogan asked about ingress and egress to the rear of the building. You will need a written agreement with Peter Kreinheder for access.

Richard Juda, Attorney for the applicant said they will negotiate with Mr. Kreinheder for access.

He noted that Mr. Croce wants a nice building with retail space and parking.

Nancy Rogan asked, will the parking be private?

Aaron Tiller said no it will be open for commercial use with reserved parking for tenants.

Nancy Rogan noted that the building looks too modern. Can you make it more historic with mullions in the windows. Perhaps a steeper peak would help.

Mr. Tiller noted that he will have to raise the elevation in the FloodPlain. The apartment will have to be 2 feet above base flood elevation.

The meeting was closed at 5:55 p.m.

Submitted by Donna Baldwin Secretary